



Southgrove Road | | Ventnor | PO38 1TN

Offers Over £600,000



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This stunning 6 bedroom terraced period house is located on Southgrove Road within walking distance to Ventnor town centre and award winning beach. The Ground floor of the property consists of a grand open plan living and dining room, a modernized kitchen with integrated appliances, a downstairs W/C and a utility room. The first floor consists of a shower room, 3 good sized bedrooms, and a W/C. The second floor consists of a family bathroom, 2 double bedrooms and 1 single bedroom. Outside offers a good-sized garden which has planning permission for future parking spaces. Other benefits of the property includes off road parking for 2 vehicles, a picturesque view of the channel and an open fireplace and gas central heating & double glazing. This is a must see!

- 6 BEDROOMS
- STUNNING CHANNEL VIEWS
- ADDITIONAL GARDEN
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- TERRACED PERIOD HOUSE
- OFF ROAD PARKING FOR 2 VEHICLES
- CLOSE TO LOCAL SCHOOLS, SHOPS AND VENTNOR BEACH

Entrance Hall

Living room
16'7" x 11'5" (5.05 x 3.48)

Dining room
12'7" x 10'5" (3.84 x 3.18)

Kitchen/Breakfast Room

Downstairs WC

Utility room
7'10" x 7'11" (2.39 x 2.41)

First Floor Landing

Bedroom 1
16'10" x 10'11" (5.13 x 3.33)

Bedroom 2
12'8" x 10'11" (3.86 x 3.33)

Shower Room

7'4" x 4'7" (2.24 x 1.40)

Cloak room

Second Floor Landing

Bedroom 6
7'0" x 4'7" (2.13 x 1.40)

Bedroom 3
13'4" x 10'2" (4.06 x 3.10
(4.07 x 3.11))

Bedroom 4
12'10" x 10'3" (3.91 x 3.12)

Bedroom 5
10'3" x 8'10" (3.12 x 2.69)

Bathroom
7'5" x 8'4" (2.26 x 2.54)



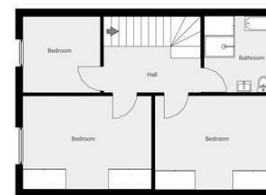
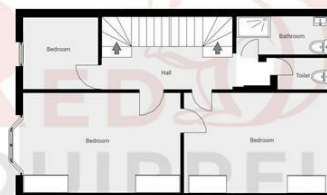
5 Southgrove Road

TOTAL AREA: 1796.65 sq ft - LIVING AREA: 1796.65 sq ft - FLOORS: 1 - ROOMS: 17



▼ Ground Floor

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0' 4' 8' 12' 16'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Council Tax Band **E**
EPC Rating **D**

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